132.0	0002	0003.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,800 / 730,800
					USE VALUE:	730,800 / 730,800
					ASSESSED:	730,800 / 730,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SELTZER DONALD S--ETAL
Owner 2:	SELTZER ANNE MARIE R
Owner 3:	
Street 1:	104 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,680 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Asbestos Exterior and 1400 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8680.000	210,300		520,500	730,800
Total Card	0.199	210,300		520,500	730,800
Total Parcel	0.199	210,300		520,500	730,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.00 | /Parcel: 522.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84848
GIS Ref	
GIS Ref	
Insp Date	04/21/18

!10295!

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0002-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,400	0	8,680.	520,500	730,900	730,900	Year End Roll	12/18/2019
2019	101	FV	179,700	0	8,680.	646,400	826,100	826,100	Year End Roll	1/3/2019
2018	101	FV	178,500	0	8,680.	476,300	654,800	654,800	Year End Roll	12/20/2017
2017	101	FV	178,500	0	8,680.	455,900	634,400	634,400	Year End Roll	1/3/2017
2016	101	FV	178,500	0	8,680.	421,800	600,300	600,300	Year End	1/4/2016
2015	101	FV	167,500	0	8,680.	353,800	521,300	521,300	Year End Roll	12/11/2014
2014	101	FV	167,500	0	8,680.	345,600	513,100	513,100	Year End Roll	12/16/2013
2013	101	FV	167,500	0	8,680.	329,300	496,800	496,800		12/13/2012

PRINT

Date	Time
12/11/20	00:37:18

LAST REV

Date	Time
08/21/19	13:07:22
apro	
10295	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13381-254		1/1/1978		44,600	No	No		Y

USER DEFINED

Prior Id # 1:	84848
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2016	1140	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Inspected	BS	Barbara S
11/13/2008	Meas/Inspect	336	PATRIOT
4/11/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/1/1999	Measured	263	PATRIOT
9/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8680		Sq. Ft.	Site		0	90.	0.67	10			Ledge	-15					520,505						520,500	

Total AC/HA: 0.19927 | Total SF/SM: 8680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 520,505 | Spl Credit | Total: 520,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj $ / SQ:	134.649
Other Features:	80792
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304810
Depreciation:	94491
Depreciated Total:	210319

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

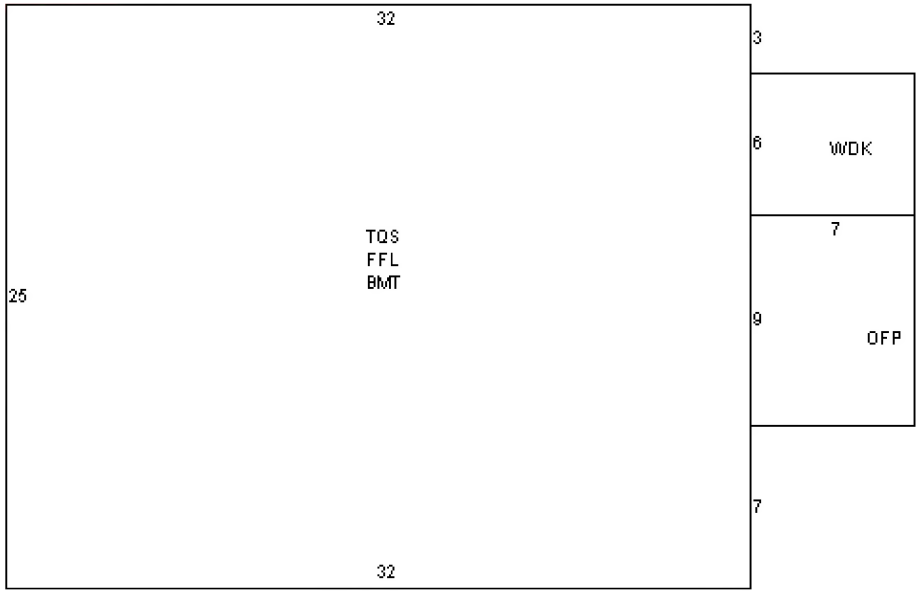
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.65
Special Features:	0	Val/Su Net:	91.24
Final Total:	210300	Val/Su SzAd	150.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	40.390	32,316
FFL	First Floor	800	134.650	107,719
TQS	3/4 Story	600	134.650	80,789
OFP	Open Porch	63	40.550	2,555
WDK	Deck	42	15.200	638

Net Sketched Area:	2,305			Total:	224,017
Size Ad	1400	Gross Are	2505	FinArea	1400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0002-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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